

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 2022
GENERAL SESSION MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of The Fairmont Hill Community Association was held on August 9, 2022, at 7:00 pm at the community clubhouse.

PRESENT Shelley Fajardo, President
Chris Mojarad, Vice President
Albert Bozek, Treasurer
Tracy Jankowski, Secretary
Jonathan Kellogg, Member at Large

ABSENT None

OTHERS PRESENT Nancy Blasco, CCAM, StoneKastle Community Management, Inc.
Lori Yarborough, CCAM StoneKastle Community Management, Inc.
See Sign in Sheet

CALL TO ORDER The meeting was called to order at 7:00 PM by Shelley Fajardo, Board President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on August 9, 2022, to discuss member discipline, collections, contracts, and legal matters.

CONSENT CALENDAR Minutes
A motion was made, seconded, and unanimously carried to approve the Regular Session minutes July 13, 2022, as written.

Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending July 31, 2022, subject to audit.

Liens
In accordance with California Civil Code §5673: A motion was made, seconded, and unanimously carried to approve recording a lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on the properties identified as: N/A

VICE PRESIDENTS REPORT Chris Mojarad reported to the Board and Members present:

- Working on Community Lighting
- New Pool Vendor

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**TREASURERS'
REPORT**

As of July 31, 2022, there is a balance of \$63,358.91 in the CIT operating account and a total of \$3,210,503.57 in the reserve accounts.

**COMMITTEE
REPORTS**

Architectural Committee

A motion was made, seconded, and unanimously carried to Approve a reorganization of the architectural committee appointing Sean Tack as the Chair.

Social Committee

A motion was made, seconded, and unanimously carried to Approve Amy Yates as social committee chair.

Budget Committee

A motion was made, seconded, and unanimously carried to Approve a budget committee including Chris Mojarad, Shelley Fajardo, Mike McFarland, and Alex Kim.

**GENERAL
BUSINESS**

Review Proposed Budget for FY01/01/23 – 12/31/22

Current assessment is \$360.00 and the proposed assessment is \$366.82. A motion was made, seconded, and unanimously carried to table the proposed budget pending review by the budget committee.

Review Draft Reserve Study

As of 01/01/23 the HOA is "62.98% funded". A motion was made, seconded, and unanimously carried to table the proposed budget pending review by the budget committee.

Amplex – Safety Inspection of all concrete staircases

127 Steps are in need of replacement. A motion was made, seconded, and unanimously carried to table pending review of additional bids. A motion was made, seconded, and unanimously carried to approve the replacement of three steps identified as needing immediate replacement.

BPR – Sidewalk – Trip Hazzard Report

A motion was made, seconded, and unanimously carried to table the proposal pending receipt of an additional proposal from Concrete Hazard Solutions.

Peak Lighting

Proposal— Replace 125 photocells - \$9,854.80

A motion was made, seconded, and unanimously carried to deny the proposal.

Contract – Termination Decision

The Board is interviewing other vendors and will terminate Peak once one is found. In the meantime, management has been instructed to advise Peak to stop replacing the 12' light poles and the building pack lights.

Ridgeline Proposal – Clubhouse Remodel

Board to review scope of work and determine if you want to use it to go to bid.

A motion was made, seconded, and unanimously carried to table the proposal for further review and consideration. The Board also requested a new water heater be included in the scope.

Roof Maintenance Proposals

PCW Contracting Services – Gutter cleaning not included - \$37,710.00

Roofing Standards – Gutter cleaning is included - \$27,750.00

JP Roofing - Gutter cleaning is included - \$44,640.00

The Board reviewed three (3) proposals for roof maintenance and gutter cleaning. A motion was made, seconded, and unanimously carried to approve the proposal from Roofing Standards for \$27,750.00. Furthermore, the Board has requested a project manager oversee the maintenance.

Douglas Landscape Proposal

20039 Waverly Glen St. – Eucalyptus tree is dying

Remove and Stump Grind - \$3,000.00

Remove and Flush Cut - \$2,7500.00

A motion was made, seconded, and unanimously carried to deny the proposals as the board is terminating their relationship with Douglas Landscape.

Tree Trimming Proposals

Park West – 2022 - \$86,725.00

Great Scott – 2022 - \$65,806.75

Landscape Proposals – Monthly Contract

A motion was made, seconded, and unanimously carried to approve the revisions made by legal counsel. Management has been instructed to send the revisions to Bemus for review and agreement.

OPEN FORUM

There were several owners present during the homeowner's forum and the following topics were discussed: decks, O.C. Patrol post orders, new process working well, rules and regulations.

ADJOURN

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to ADJOURN at 8:59 p.m.

NEXT MEETING

The next meeting is September 13, 2022, at the Fairmont Hill Clubhouse.

SECRETARY'S CERTIFICATE

I, Tracy Jankowski, duly Appointed and Acting Secretary of the Fairmont Hill Community Association, do hereby certify the foregoing is a true and correct copy of the Minutes of the GENERAL SESSION of the Board of Directors held on the above date as approved by the Board of Directors of the Fairmont Hill Community Association.

ATTEST:

Tracy Jankowski
Appointed Secretary

9/13/2022
Date